

St. James Wood

Vol 25 Issue 1 Property Owners' Association Newsletter • www.stjameswood.com • Winter 2013

Happy New Year St James Wood Property Owners,

With 2012 behind us we are looking forward to another year of continued work on the common grounds of St James Wood. We are moving forward with the next item on the list of priorities that were identified in the 2011 survey, the Cul de Sac Islands. We plan to install sprinklers on these islands and refresh their landscape over the next few years. We have three bids for this work and will be reviewing a couple more bids this winter before we award the contract in the spring.

The Cul de Sac work was a very popular item in the survey second only to the efforts in St James Park. The work in the park will continue at a much slower pace in the years to come since the main objectives have been accomplished. Namely new signs installed, new backboards installed, new jungle gym installed, potholes in the field filled, damaged trees removed and the visibility improved. We appreciate everyone who came out to help install the new playground equipment & who volunteered part of their weekend once a month for park cleanup.

The park wasn't the only thing we cleaned. We have taken huge steps in 2012 to clean up our past due Property Owners Dues with the largest outstanding balances being paid in full. At one time this year our largest unpaid account was only \$125. Unfortunately we had some new property owners who did not pay their 2012 dues and we had to put liens on those properties. As a result we now have several accounts with balances above \$250. Remember that each and every year we send out invoices before January 10th. The dues are \$50 and are for the full calendar year. They are due at the end of January. We ask that everyone send their checks to:

SJWPOA C/O Advanced Bookkeeping Services, 1119 Adams Street, Toledo OH, 43604

We'd like everyone to send these payments in during the month of January so that we can minimize our bookkeeping expenses. This \$50 per year is one of the lowest annual property owners' dues in Sylvania Township. This year we are going to put reminders out in the entrances and you can always download an invoice & mailing address from our website www.stjameswood.com please visit the site as we look forward to it being our main source of communication in the future.

In 2013 we are making a focused effort on deed restriction violations. We plan to address these with the same level of determination that we have taken with dues collection and park improvements. If you need to review your deed restrictions you should first look up your plat number on ARIES and then find the appropriate document for your plat on our website. The best way to handle these violations is for each and every property owner to review the restrictions and take care of any violations on their own. Waiting for the board of trustees to send letters and/or escalate to legal action is generally a waste of time & money for the individual property owner and the board. We all purchased our properties with the knowledge of deed restrictions that are in place. Please act responsibly and follow them. Your neighbors will appreciate you following the rules. These restrictions were put in place to help maintain the collective property value of the neighborhood. While larger economic forces have hurt those values we can still maintain our neighborhoods attractiveness by following the restrictions, maintaining & updating our properties and watering & fertilizing our landscape.

Best wishes to all in 2013 and thanks for your continued support,

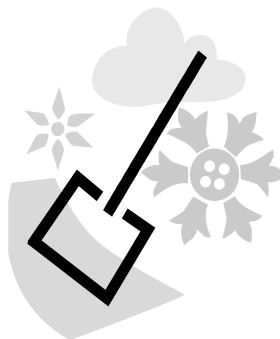
Andy Walsh

President & Statutory Agent

SJWPOA Board of Trustees

Winter is Here!

With winter here please be mindful of your neighbors. Remember to shovel your sidewalks and keep cars off street so snowplows can do their job.



[-stjameswood.com-](http://www.stjameswood.com)

-SJW TRUSTEES -

Andy Walsh: 419-841-7264

Tom Adams: 419-841-5198

Steve Williams: 419-843-3306

Mike Gory: 419-841-0578

Paul Kruse: 419-517-3442

Jenny Sampson: 419-843-9995

For specific issues, please contact the appropriate trustee:

Annual Dues: Andy Walsh

Deed Restrictions: Tom Adams or Steve Williams

St. James Wood Budget

	2012 ACTUAL	2013 BUDGET
INCOME		
	Actual 2012	Budget 2013
BEGINNING CASH	\$ 61,509.19	\$ 32,619.38
REGULAR DUES INCOME	\$ 38,250.00	\$ 38,250.00
OTHER INCOME	\$ 300.00	\$ 300.00
	\$ 38,550.00	\$ 38,550.00
EXPENSE REGULAR		
	Actual 2012	Budget 2013
GENERAL REPAIRS	\$ 3,400.00	\$ 3,500.00
POSTAGE & OFFICE SUPPLIES	\$ 161.00	\$ 350.00
LEGAL	\$ 4,610.33	\$ 4,500.00
BOOKEEPING SERVICES	\$ 3,359.28	\$ 3,500.00
LANDSCAPING	\$ 11,412.88	\$ 12,300.00
ELECTRIC	\$ 758.12	\$ 800.00
WATER	\$ 2,935.35	\$ 5,800.00
INSURANCE	\$ 2,526.00	\$ 3,000.00
NEWSLETTER	\$ 2,442.42	\$ 2,500.00
MISC EXPENSE	\$ 1,453.48	\$ 2,000.00
	\$ (33,058.86)	\$ (38,250.00)
CASH EXCLUDING PROJECTS	\$ 67,000.33	\$ 32,919.38
EXPENSE MAJOR PROJECTS		
	Actual 2012	Budget 2013
COMMON AREA IMPROVEMENTS	\$ (34,380.95)	\$ (32,919.38)
ENDING CASH	\$ 32,619.38	\$ -

It's Cold Outside but Never too Early to Think about Spring . . .

Spring will be an exciting time for the St. James Wood Park with the development of a new field for children, neighbors, and families to play soccer, baseball, football, etc. The storms during the summer of 2012 brought a lot of damage to the park with numerous downed trees. The St. James Wood trustees took advantage of the necessary clean up to clear a couple more trees and create a usable field in the park. Previously, it was too small, uneven and of limited "play" value. The area still needs to be graded and seeded but should be ready for your enjoyment by late spring!

The park committee has also been donating their time and hard work to clear underbrush from other areas in park near the playground equipment. This has created a park that is safer and more visible from the outside. Vandalism has been greatly re-



duced. Increased use of the park since the new playground equipment was installed has also reduced the use of the park for "unintended purposes". Real estate agents have told the trustees that our park is what makes our neighborhood unique and that revitalization of the park would help improve property values and appeal in the current down turned housing market. Consequently, creating a safe and enjoyable park helps all of us!

The turnout for our annual Party in the Park was great this year and we hope to see even more of you in the Summer of 2013! Keep an eye on our website for more information.

Sylvania's Central Trail School

Residents of St. James Wood have a new public school! The new Central Trail Elementary school opens Monday, January 7th. The new school was funded through a 2008 bond passed by Sylvania voters.

Central Trail on 4321 Mitchaw Road replaces the 84 year old Central Elementary on Central and King Road.

Students and parents got a sneak peak on Saturday, January 5th. The new school was designed with the idea of bringing the outside indoor with natural stone, wood accents and plenty of windows to let in light.

The community is invited to tour the new building during an open house on January 15th from 5p-7p.



St. James Wood Deed Restrictions

Just a reminder that there are a number of deed restrictions for the properties in the St James Wood subdivision. These restrictions apply to every home and

keep our subdivision looking clean and nice. We have had a number of complaints of neighbors not complying with these deed restrictions so we wanted to remind you of some of them:

No sheds, barns or other detached structures

No clotheslines

No above ground pools

Vegetables may not be grown in the front yard

No boats, trailers or trucks over 1 ton may be parked on property or in the street

All driveways must be approved by a trustee

Only 2 or 3 rail split rail fencing is allowed

The home owners committee is finding it necessary to take legal action against some current violations that haven't been rectified by non-legal action. Our legal fees will come out of everyone's dues until we receive a judgment in our favor. The home owners association has never lost a legal case against a deed restriction violation in the courts, so our expenses will be recouped, but it would be easier for everyone in the long run if we could have full compliance without having to go through the courts.

As home owners you agreed to conform to these deed restrictions when you signed your property deed at closing. If you did not receive a copy of these restrictions at the time of closing, please call your attorney, title company or the County Recorder's office for a copy. You can also find them on our website at stjameswood.com.

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